



# Weekly Permit Bulletin

July 3, 2014

Providing official notice of land use applications, meetings, decisions, recommendations, hearings, and appeals of land use decisions within the City of Bellevue

## How to use this Bulletin

### To learn more about a project:

- Call the planner assigned to the project.
- Visit City Hall Public Records between 8 a.m. and 4 p.m. Monday through Friday and review the project files.

### To comment on a project:

- Send your comments in writing to the Development Services Department, and be sure to include your name and address.
- Comments will be accepted until the time a staff report is prepared for the decision or recommendation, with a minimum comment period of at least 14 days (30 days for shoreline projects).
- If you submit a written comment, we will send you a copy of the notice of decision or recommendation.

### To appeal a permit decision:

- You must have filed a written comment expressing your concerns before the decision was made.
- An appeal of a DSD decision is made to the Hearing Examiner, must be in writing, and must be received by the City Clerk's Office by 5 p.m. located on the 2<sup>nd</sup> floor on the appeal deadline indicated in the notice.
- An appeal of a shoreline decision is made to the State Shoreline Hearing Board, must be in writing, and must be filed within 21 days of the date the DSD decision is received by the State Department of Ecology (DOE). The DSD decision will be sent to DOE by the close of business on the date of this notice. For additional information regarding shoreline appeals, please call the Shore Hearings Board at (360)459-6327.

### To receive the bulletin by email:

Please access our city website at [www.bellevuewa.gov](http://www.bellevuewa.gov) and click on How do I / Get involved / E-mail News. From there you may register to receive the bulletin weekly. You will continue to receive the bulletin until you unsubscribe from this service.

## How to Reach Us:

The Development Services Center is located on the lobby floor of Bellevue City Hall at 450 110<sup>th</sup> Ave NE

P.O. Box 90012  
Bellevue, WA 98009-9012  
425-452-6800



## GENERAL INFORMATION REGARDING USE OF OPTIONAL DNS PROCESS

When the **SEPA** field indicates a **Determination of Nonsignificance (DNS)** is expected, the optional DNS process is being used and a DNS is likely. This may be the only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared. The Threshold Determination will also be noticed in a subsequent issue of this Weekly Permit Bulletin. A copy of the subsequent Threshold Determination for the proposal may be obtained upon request.

### Notice of Application

## NOTICE OF APPLICATION

### SD Short Plat

**Location:** 5618 and 5606 Lk Washington Blvd SE

**Neighborhood:** Newport Hills

**File Number:** 14-133547-LN

**Description:** Preliminary conservation short plat application to subdivide 2 existing lots into a total of 9 single family lots. Home at 5606 to remain and home at 5618 to be demolished. Critical area and buffers will be preserved in a Native Growth Protection Area Tract.

**Approvals Required:** Preliminary Short Plat approval and ancillary permits and approvals

**SEPA:** Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

**Minimum Comment Period Ends:** July 17, 2014, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** June 3, 2014

**Completeness Date:** June 26, 2014

**Applicant:** Callidus Development

**Applicant Contact:** Barney Skochdopole, 425-417-5836

**Planner:** Heidi Bedwell, 425-452-4862

**Planner Email:** [hbedwell@bellevuewa.gov](mailto:hbedwell@bellevuewa.gov)

## NOTICE OF APPLICATION

### Ming Residence CALUP

**Location:** 9900 NE 34<sup>th</sup> St

**Neighborhood:** North Bellevue

**File Number:** 14-133564-LO

**Description:** Application for Critical Areas Land Use Permit for reasonable use exception for the purpose of obtaining required building permits to develop one single-family residence within a steep slope critical area and associated buffers.

**Approvals Required:** Critical Areas Land Use Permit approval and ancillary permits and approvals

**SEPA:** Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

**Minimum Comment Period Ends:** July 17, 2014, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** June 4, 2014

**Completeness Date:** June 24, 2014

**Applicant:** Ming & Cecilia Ngan Chan

**Applicant Contact:** Chad Kulper, John F Buchan Homes, 425-417-5745

**Planner:** David Wong, 425-452-4282

**Planner Email:** [dwong@bellevuewa.gov](mailto:dwong@bellevuewa.gov)

## NOTICE OF APPLICATION

### Falk Vegetation Management

**Location:** 6539 170<sup>th</sup> Pl SE

**Neighborhood:** Newcastle

**File Number:** 14-134207-LO

**Description:** Application for Critical Areas Land Use Permit to install native landscaping in a steep slope critical area located within an NGPA easement associated with the Highlands at Bellevue subdivision. This proposal is associated with enforcement action 13-104136-EA.

**Approvals Required:** Critical Areas Land Use Permit approval and ancillary permits and approvals

**SEPA:** Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

**Minimum Comment Period Ends:** July 17, 2014, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** June 13, 2014

**Completeness Date:** June 23, 2014

**Applicant:** Cary Falk  
**Applicant Contact:** Anita Madtes, Madtes Design, 206-853-4668  
**Planner:** David Wong, 425-452-4282  
**Planner Email:** [dwong@bellevuewa.gov](mailto:dwong@bellevuewa.gov)

#### NOTICE OF APPLICATION

##### [Birch Tree Academy](#)

**Location:** 1405 134<sup>th</sup> Avenue NE

**Neighborhood:** Bel-Red

**File Number:** 14-134190-LM

**Description:** Preliminary SEPA Review to establish a preschool within an existing commercial building. No expansion of the building are proposed. Minor exterior improvements to the building exterior, including the installation of new windows, doors and an outdoor play area are anticipated. The preschool would have a proposed capacity of 76 children and 13 staff members. The proposed hours of operation will be 7:00AM to 6:00PM. As the proposal constitutes a change in use (retail bakery to preschool), a remodel which exceeds 4,000 square feet, and a use which results in over 30 peak hour trips per day, SEPA review is required.

**Approvals Required:** Environmental Approval and ancillary permits and approvals.

**SEPA:** Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

**Minimum Comment Period Ends:** July 17, 2014, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** June 13, 2014

**Completeness Date:** June 23, 2014

**Applicant:** Natalie Levy

**Applicant Contact:** Natalie Levy, Birch Tree Academy, 415-515-0214

**Planner:** Laurie Tyler, 425-452-2728

**Planner Email:** [lyler@bellevuewa.gov](mailto:lyler@bellevuewa.gov)

#### NOTICE OF APPLICATION

##### [124<sup>th</sup> Ave NE Corridor Project – SEPA Review](#)

**Location:** 124<sup>th</sup> Ave NE from Main Street to Northup Way

**Neighborhood:** Wilburton/NE 8th St.

**File Number:** 14-130765-LM

**Description:** SEPA review to evaluate the proposed construction project along the 124<sup>th</sup> Ave NE Corridor from Main St to Northup Way.

The project includes street widening, traffic calming and pedestrian safety enhancements, culvert replacement, wetland buffer enhancement, and bio swale installation. The project will also include the conversion of utility lattice towers to monopoles, and the installation of Urban Design elements.

The proposed corridor improvements extend approximately 1.3 miles and would be constructed in five phases as follows (not listed in order of sequence):

**Phase 1** - Main Street to NE 8<sup>th</sup> Street: Traffic calming and pedestrian safety enhancements.

**Phase 2** - NE 15<sup>th</sup> Street to NE 18<sup>th</sup> Street: Widening of roadway to five lanes with a multipurpose pathway on the west side of the street. Culvert replacement and wetland buffer mitigation.

**Phase 3** - NE 12<sup>th</sup> Street to NE 15<sup>th</sup> Street: Widening of the roadway to five lanes, installation of cycle track, and sidewalks.

**Phase 4** – NE 8<sup>th</sup> Street to NE 12<sup>th</sup> Street: Widening of the roadway, installation of cycle track and sidewalks.

**Phase 5** – NE 18<sup>th</sup> Street to Northup Way: Installation of sidewalks, culvert replacement and wetland buffer mitigation.

See attached SEPA checklist for disclosure of potential impacts and mitigating measures, attached map for project location, and attached supporting documentation for specific details. The project is being renoticed due to an error in the original description stating the construction will take place from NE 4<sup>th</sup> St to Northup Way.

**Approvals Required:** Land Use approval, Concurrency Review and ancillary permits and approvals

**SEPA:** Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

**Minimum Comment Period Ends:** July 17, 2014, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** May 14, 2014

**Completeness Date:** June 12, 2014

**Applicant:** City of Bellevue, Transportation

**Applicant Contact:** Marina Arakelyan, PM, City of Bellevue Transportation Department, 425-452-4362

**Planner:** Drew Folsom, 425-452-4441

**Planner Email:** [dfolsom@bellevuewa.gov](mailto:dfolsom@bellevuewa.gov)